



Halley Road, Waltham Abbey, EN9 3XR

Price Guide £1,395,000



MILLERS
ESTATE AGENTS

*** IMPRESSIVE DETACHED HOUSE * FOUR OR SIX BEDROOMS * FIVE SEPERATE RECEPTIONS * 3,251 sq ft ACCOMMODATION * OPPOSITE COUNTY PARK * PRIVATE & GATED ACCESS ***

We are pleased to offer this impressive and substantial detached family house offering versatile accommodation and enjoying a gated cul-de-sac position. Overlooking the county park the property is within easy reach of the historic town centre. This bespoke home has been enhanced by the current vendors and offers a quality and stylish interior and provides a spacious and adaptable home.

The spacious ground floor has an entrance hall leading to the dining room, cloakroom WC, a bespoke fitted kitchen, separate utility room and morning room. The cosy living room features an inglenook fireplace and the inner hallway gives access to the stunning garage conversion which provides a further family room or gymnasium/games room. A galleried landing leads to the generous master bedroom suite comprising an en-suite shower room, dressing room for both him & her and provides access to bedrooms five and six. Bedroom two has an en-suite shower room and dressing area, bedroom three has wardrobes and there is a family bathroom. Bedroom Six could be an first floor lounge and features a balcony and range of wardrobes. The landscaped garden features a central water feature and mature olive tree providing seclusion. There is a wealth of shrubs and borders, and several seating areas provide both sun or shade. The approach to the property is gated and offers parking for several vehicles and a bridge allows access to the riverbank and the Country Park.

Historic Waltham Abbey offers a busy high street with many shops, cafes, bars, restaurants and public houses. Several larger shops including a Tesco, Matalan and Lidl. There are several places of interest including "Gun Powder Mills" and "Lea Valley Navigation" Access to the M25 connects the M11 at Hastingwood and an overground station can be found in Waltham Cross connecting London.





GROUND FLOOR

Entrance Hall

Family Room

12'2" x 10'8" (3.70m x 3.24m)

Cloakroom WC

6'8" x 3'5" (2.03m x 1.04m)

Dining Room

12'7" x 16'3" (3.83m x 4.96m)

Kitchen Breakfast Room

14'4" x 18'6" (4.37m x 5.65m)

Utility Room

9'5" x 6'2" (2.87m x 1.89m)

Games Room

19'2" x 19'2" (5.83m x 5.84m)

Living Room

21'4" x 13'1" (6.49m x 3.99m)

Morning Room

8'10" x 8'7" (2.69m x 2.62m)

FIRST FLOOR

Galleried Landing

Bedroom Three

13'0" x 11'0" (3.97m x 3.36m)

Bedroom Four

7'10" x 13'1" (2.38m x 3.99m)

Family Bathroom

7'10" x 6'10" (2.39m x 2.08m)

Dressing Area

3'6" x 4'6" (1.06m x 1.37m)

Bedroom Two

12'4" x 10'7" (3.76m x 3.23m)

En-suite Shower Room

11'5" x 3'11" (3.48m x 1.19m)

Bedroom One

15'11" x 10'11" (4.86m x 3.32m)

En-suite Shower Room

8'7" x 7'9" (2.62m x 2.36m)

Walk in Dressing Room

9'3" x 8'6" (2.83m x 2.58m)

Bedroom Five (Study)

15'11" x 6'11" (4.85m x 2.11m)

Bedroom Six

19'2" x 17'6" (5.83m x 5.33m)

Balcony

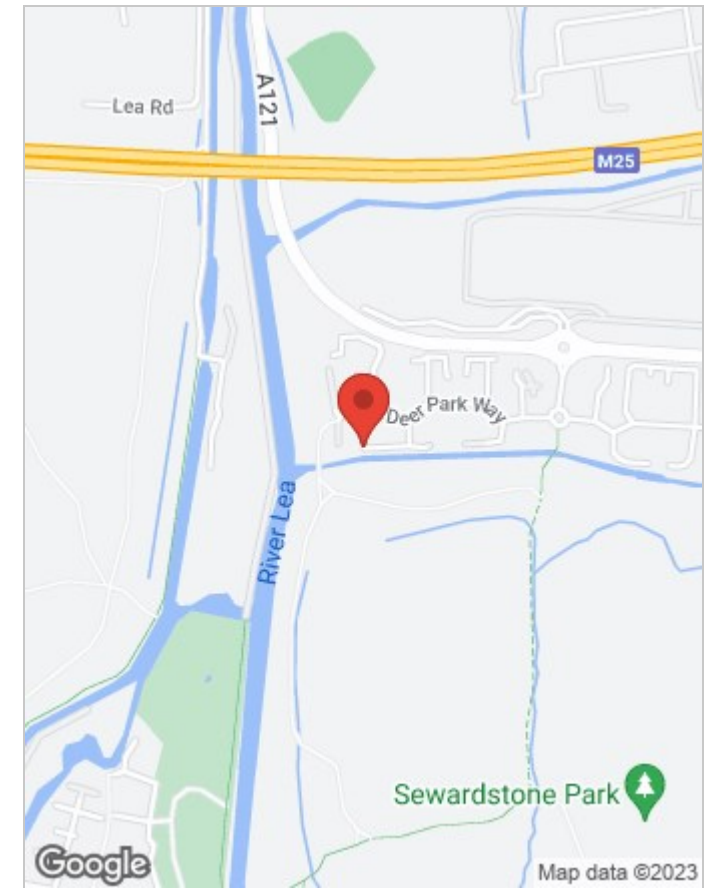
2'8" x 8'0" (0.82m x 2.43m)

EXTERNAL AREA

Rear Garden

92' x 45' (28.04m x 13.72m)





Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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